

# CLARK COUNTY WEEKLY PRELIMINARY PLAN REVIEW PROJECT STATUS REPORT

(Form DS1312)



Department of Community Development  
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DATE: April 30, 2003

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The following applications, staff reports and final orders are available for public review. These documents may be viewed at the Clark County Community Development offices located at 1300 Franklin Street, Vancouver, WA. Proposed land division and site plans, staff reports and final decisions may also be viewed at our web site. Once you are at our web page (see address below), look at "Departments and Major Programs" and click on "Development Services," and next click on "Proposed Developments and Public Hearings."

Web Page at: <http://www.clark.wa.gov>

## NEW PROJECT PROPOSALS

### Pre-Application Conferences:

The following list of proposed projects are scheduled for pre-application conferences. These conferences provide opportunity for the applicant to ask questions and receive clarification from staff regarding submittal requirements on their application. It also allows staff a forum to raise neighborhood and specific site issues. Neighborhood Association representatives are invited to attend to better understand the proposal and any related issues. Participation by the public in the discussion, however, is not allowed.

### Project Name/Applicant Name/Description

<b>CASE:</b>	PAC2003-00106
<b>PROJECT NAME:</b>	NW VINYL
<b>DESCRIPTION:</b>	24,300 SQUARE FOOT ASSEMBLY AND OPEN STORAGE AREA – CONVERT EXISTING SFR INTO OFFICE SPACE IN ML ZONE ON FIVE ACRES
<b>APPLICANT CONTACT NAME:</b>	GUS HARB, HARB ENGINEERING
<b>LOCATION:</b>	15812 NE 10 <sup>TH</sup> AVENUE, RIDGEFIELD
<b>NEIGHBORHOOD ASSOCIATION:</b>	NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	05/15/03      9:00 AM      ROOM 313, EAST
<b>CASE:</b>	PAC2003-00105
<b>PROJECT NAME:</b>	CRACIUN SHORT PLAT
<b>DESCRIPTION:</b>	DIVIDE 1.05 ACRES INTO 4 OR 5 LOTS IN THE R1-6 ZONE

<b>APPLICANT CONTACT NAME:</b>	DANIEL CRACIUN
<b>LOCATION:</b>	2504 NE 94 <sup>TH</sup> STREET
<b>NEIGHBORHOOD ASSOCIATION:</b>	NE HAZEL DELL NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	05/15/03      10:00 AM      ROOM 313, EAST
<b>CASE:</b>	PAC2003-00109
<b>PROJECT NAME:</b>	CAPLINGER REZONE & SUBDIVISION
<b>DESCRIPTION:</b>	REZONE 65+ ACRES FROM R-20 TO R-5 TO CREATE 11 OR 12 LOT CLUSTER SUBDIVISION
<b>APPLICANT CONTACT NAME:</b>	PAUL & KAREN CAPLINGER
<b>LOCATION:</b>	147 <sup>TH</sup> AVENUE, BATTLE GROUND
<b>NEIGHBORHOOD ASSOCIATION:</b>	AREA NOT REPRESENTED
<b>CONFERENCES DATE:</b>	05/15/03      11:00 AM      ROOM 313, EAST
<b>CASE:</b>	PAC2003-00104
<b>PROJECT NAME:</b>	PORT OF CAMAS WASHOUGAL REZONE
<b>DESCRIPTION:</b>	ZONE CHANGE REQUEST FROM R-5 TO AIRPORT
<b>APPLICANT CONTACT NAME:</b>	JOHN RAYNOR
<b>LOCATION:</b>	DELP ROAD & NE 267 <sup>TH</sup> AVENUE, WASHOUGAL
<b>NEIGHBORHOOD ASSOCIATION:</b>	WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	05/15/03      1:00 PM      ROOM 313, EAST
<b>CASE:</b>	PAC2003-00107
<b>PROJECT NAME:</b>	ABC TOWING
<b>DESCRIPTION:</b>	UTILIZE EXISTING PROPERTY TO STORE POLICE IMPOUND VEHICLES
<b>APPLICANT CONTACT NAME:</b>	DAVID LANGLEY
<b>LOCATION:</b>	13417 NE 71 <sup>ST</sup> STREET
<b>NEIGHBORHOOD ASSOCIATION:</b>	SIFTON NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	05/15/03      2:00 PM      ROOM 313, EAST
<b>CASE:</b>	PAC2003-00108
<b>PROJECT NAME:</b>	HOYTE SINGLE FAMILY RESIDENCE IN GORGE
<b>DESCRIPTION:</b>	CONSTRUCT SINGLE FAMILY RESIDENCE IN GORGE
<b>APPLICANT CONTACT NAME:</b>	H&H HOMES
<b>LOCATION:</b>	NORTH OF HIDDEN FALLS ROAD, WASHOUGAL
<b>NEIGHBORHOOD ASSOCIATION:</b>	WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	05/15/03      3:00 PM      ROOM 313, EAST

### **Development Review Applications:**

The following development review applications have been submitted to the County:

#### **Project Name/Case No.**

<b>CASE:</b>	PSR2003-00022
<b>PROJECT NAME:</b>	Krispy Kreme Doughnuts
<b>DESCRIPTION:</b>	Construct New 4800 SF Retail Bakery with Drive- Through, Parking & Outdoor Seating Area

**LOCATION:**

8517 NE Andresen Rd

**ADMINISTRATIVE DECISIONS:**

The following is a list of administrative final decisions (for Type II Reviews) and their respective decision dates. Any appeals of this decision must be filed with the Planning Director within 14 calendar days of the decision date.

**Project Name/Case No./Decision Date**

None

**PUBLIC HEARINGS**

The following is a list of upcoming public hearings. The public is invited to attend and make comments. Written comments can be send or faxed before the hearing date.

**Project Name/Case No./Hearing Date/Hearings Examiner**

- **05/01/03** Black Jack Driveway APL2003-00002 Daniel Kearns
- **05/01/03** Livingston Moutain Rockpit APL2003-00006 Daniel kearns
- **05/08/03** Maplecrest Estates PLD2003-00011; SEP2003-00009; EVR2003-00007 Larry Epstein
- **05/08/03** Pheasant Meadows Subdivision PLD2003-00001; SEP2003-00001 Larry Epstein
- **5/08/03** Madison Field Subdivision PLD2002-00057; SEP2002-00130; Larry Epstein
- **05/22/03** Mountain View Center CUP2003-00001; PLD2003-00002; PSR2003-00004; Daniel Kearns
- **05/22/03** Whipple Creek Place D-1 Subdivision PLD2002-00062; SEP2002-00137 Daniel kearns
- **05/22/03** Whipple Creek Place E Subdivision PLD2002-00064; SEP2002-00139;WET2003-00007  
Daniel kearns
- **05/22/03** Quickway Car Wash & Retail Building CUP2003-00002; PSR2003-00014; SEP2003-00016;  
ARC2002-00046; PAC2003-00052 (Waiver) Daniel kearns
- **06/05/03** Orchard Estates Subdivision PLD2003-00012; SEP2003-00012 Daniel Kearns
- **06/05/03** Orchards Town Center Phase IV Office Building CUP2003-00003; PSR2003-00016; SEP2003-  
00025; EVR2003-00011 Daniel Kearns
- **06/05/03** Continuing Richart Rezone CPZ2002-00010; SEP2002-00077 Daniel Kearns
- **06/12/03** Continuing Courtney Pit APL2002-00010 Joe Turner
- **06/17/03** REMAND from BOCC- Washougal Motocross CUP2002-00001; SEP2002-00003  
Larry Epstein
- **07/03/03** West Side Park Infill Subdivision PLD2003-00016; SEP2003-00023; ARC2003-00012  
Daniel Kearns
- **07/10/03** Teal Pointe Ridge Subdivision PLD2003-00018; SEP2003-00029; ARC2003-00008  
Larry Epstein
- Not Set Up Continuing Boespflug Sports Center CUP2002-00004; PSR2002-00019; SEP2002-00026;  
WET2002-00019; ARC2001-00032 Richard Forester

Note: If you wish to appeal the State Environmental Policy Act (SEPA) determination of environmental significance (not the mitigation requirements), the application must be filed with the Planning Director at least three (3) days prior to the hearing date. See DS description above.

**HEARINGS EXAMINER FINAL DECISIONS**

The following is a list of final decision orders made by the Hearings Examiners, and their respective decision dates. Hearing Examiners are outside professionals who are hired by Clark County to make land use hearing decisions. Any appeals of Hearings Examiner decisions must be filed with the Planning Director within 14 calendar days of the decision date.

**Case No./Decision Date**

Decision Date: April 28, 2003  
Project Name: Grand Ridge PUD, Phase IV  
Number: PLD2002-00059  
Planner: Michael Uduk  
Decision: Approved with Conditions  
Appeal Period Ends: 5/12/03  
Location: Terminus of SE Grand Ridge Drive and south of SE 202 Court (an unimproved Private Road).

**APPEALS  
TO THE HEARING EXAMINER OR BOARD OF COMMISSIONERS**

The following development review decisions are under appeal.

**Case No./Hearing Date/Review Body**

None

**NOTES**

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**KEY:**

SUB = Subdivision, CUP - Conditional Use Permit, COV - Covenant Release, APL - Administrative Appeal, VAR - Variance, REZ - Rezone, SIM - Similar Use Determination,

PUD - Planned Unit Development, PDR - Planning Director Review, WTV - Wetland Variance, TMU - Temporary Use Permit